

016.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

794,800 / 794,800

USE VALUE:

794,800 / 794,800

ASSESSED:

794,800 / 794,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MURPHY FLORENCE/HARRIS SARAH	
Owner 2:	
Owner 3:	

Street 1: 83 MARY ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: MURPHY FLORENCE -  
Owner 2: -  
Street 1: 83 MARY ST  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 5,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1572 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450		Sq. Ft.	Site		0	80.	1.07	1									466,799						466,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5450.000	324,700	3,300	466,800	794,800		11356
Total Card	0.125	324,700	3,300	466,800	794,800	Entered Lot Size	GIS Ref
Total Parcel	0.125	324,700	3,300	466,800	794,800	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	505.60	/Parcel: 505.6	Land Unit Type:	Insp Date

02/03/09

## USER DEFINED

Prior Id # 1:	11356
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:00:06
PRINT	
LAST REV	
Danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,700	3300	5,450.	466,800	794,800	794,800	Year End Roll	12/18/2019
2019	101	FV	249,600	3300	5,450.	496,000	748,900	748,900	Year End Roll	1/3/2019
2018	101	FV	249,600	3300	5,450.	361,800	614,700	614,700	Year End Roll	12/20/2017
2017	101	FV	249,600	3300	5,450.	315,100	568,000	568,000	Year End Roll	1/3/2017
2016	101	FV	249,600	3300	5,450.	268,400	521,300	521,300	Year End	1/4/2016
2015	101	FV	243,800	3300	5,450.	262,600	509,700	509,700	Year End Roll	12/11/2014
2014	101	FV	243,800	3300	5,450.	215,900	463,000	463,000	Year End Roll	12/16/2013
2013	101	FV	243,800	3300	5,450.	205,400	452,500	452,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY FLORENCE	31445-395		5/24/2000	Family	99	No	No	4	
	19498-404		11/1/1988		100	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	427	Redo Kit	10,000	C				
10/14/2015	1552	Manual	1,594					
5/15/2002	361	Alterati	2,400	C				NEW BSMT WINDOWS/D
2/1/2000	50	Addition	18,000	C				13X15 ROOM
11/10/1999	764	Addition	4,000					13X15 ROOM

## ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2009	Meas/Inspect	294	PATRIOT
8/21/2001	Permit Visit	PM	Peter M
11/20/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>													
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	CHECK ADD, 2001.						13	FFL (195)	12	15														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 2 Rating: Good	WSFlue:	Rating:	RESIDENTIAL GRID																				
<b>GENERAL INFORMATION</b>				Location:	1st Res Grid Desc: Line 1 # Units: 1	Level	FY LR DR D K FR RR BR FB HB L O							24	UAT SFL FFL BMT (648)	24															
Grade: C - Average	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	Total Units:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 7	BRs: 2	Baths: 1	HB: 1																	
Jurisdct: G4	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Name:	REMODELING RES BREAKDOWN						9	OFF <sup>7</sup> (63)	18	EFP (126)															
<b>INTERIOR INFORMATION</b>				DEPRECIATION						Exterior:	No Unit	RMS	BRs	FL	1	7	2														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Functional:	18. %	Additions: 2000	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:	Totals	1	7	2															
Prim Floors: 3 - Hardwood	Sec Floors: 5 - Lino/Vinyl	Total: 18.6 %	CALC SUMMARY	COMPARABLE SALES						Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA																
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 125.00	Size Adj.: 1.35000002	Const Adj.: 0.99544507	Adj \$ / SQ: 167.981	Other Features: 92000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	LUC Factor: 1.00	Adj Total: 398885	Depreciation: 74193	Depreciated Total: 324692	Juris. Factor: 1.00	Before Depr: 167.98	Special Features: 0	Val/Su Net: 130.40	Final Total: 324700	Val/Su SzAd	217.77	BFL	First Floor	843	167.980	141,608	UAT	100	FLA	50	C							
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wall	% Sprinkled:	PARCEL ID	016.0-0002-0006.0						Net Sketched Area: 2,490	Total: 306,885	Size Ad	1491	Gross Are	2976	FinArea	1572	SUB AREA DETAIL									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	IMAGE						AssessPro Patriot Properties, Inc																
<b>SPEC FEATURES/YARD ITEMS</b>																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	11X18	A	AV	1937	27.63	T	40	101			3,300		3,300														
More: N				Total Yard Items: 3,300				Total Special Features:								Total: 3,300															